WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Y-LC-14-1952B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Patrick Cahalan, II and Danielle Nicole Hummel	**First Financial Service, Inc.**	
(NAME) **1952B Porter Road**	(NAME) **6230 Fairview Road, Ste. 450**	**072160D00200CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Charlotte, NC 28210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JGLAC, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN PATRICK CAHALAN, II AND DANIELLE NICOLE HUMMEL,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, THE ESTATES AT PORTER TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131206-0124371, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to JGLAC, GP by Warranty Deed from Carletter T. Logan and husband, James W. Logan, recorded on the 4th day of November, 2013 in Instrument No. 20131104-0114481, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the plat recorded in Plat Book 1130, Page(s) 44 and Exhibit C of Instrument No. 20131206-0124371;
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131206-0124371;
- By-Laws of record in Exhibit B of Instrument No. 20131206-0124371;
- HOA Charter of recorded as an attachment to Instrument No. 20131206-0124371, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1952B Porter Road, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140074635 DEEDWARR
Recvd: 10/03/14 09:42 2 pgs
Fees:13.00 Taxes:1424.50
20141003-0091532

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2014.

JGLAC, GP

By: _____
Lucas T. Chesnut, Partner

By: _____
Joshua L. Garland, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucas T. Chesnut and Joshua L. Garland, signing for JGLAC, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of JGLAC, GP, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2014.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212